



ZONING & PLATTING COMMISSION AGENDA

Tuesday, December 21, 2021

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, December 21, 2021 at Austin City Hall, Council Chambers, Room 1001 301 W. Second Street, Austin, TX.

Some members of the Zoning and Platting Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Cesar Acosta](#)
[Nadia Barrera-Ramirez](#) – Chair
[Timothy Bray](#)
[Ann Denkler](#) – Parliamentarian
[Betsy Greenberg](#)
[David King](#) – Secretary

[Jolene Kiolbassa](#) – Vice-Chair
[Hank Smith](#)
[Carrie Thompson](#)
[Roy Woody](#)
[Scott Boone](#)

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

A. APPROVAL OF MINUTES

1. Approval of minutes from November 16, 2021.
2. Approval of minutes from Special Called Meeting November 29, 2021.
3. Approval of minutes from Joint Special Called Meeting November 29, 2021.

Attorney: Steven Maddoux 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. PUBLIC HEARINGS

1. **Zoning:** [C14-2021-0168 - Texas Cat Doctor; District 6](#)
Location: 13264 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: Texas Cat Hospital, Inc. (Kim Percival)
Agent: HB Construction (Josh McKay)
Request: I-RR to GR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

2. **Restrictive Covenant Termination:** [C14-2016-0124\(RCT\) - Parmer Business Park RCT, District 1](#)
Location: 13000, 13100 and 13106 1/2 Harris Ridge Boulevard, Harris Branch Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: The applicant is requesting a termination of the restrictive covenant conditions for this property.
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement Request: **Request by Applicant for postponement to January 18, 2022**

3. **Rezoning:** [C14-2019-0166 - Parmer Business Park, District 1](#)
Location: 13000, 13100 and 13106 1/2 Harris Ridge Boulevard, Harris Branch Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: LI-PDA to LI-PDA, to change a condition of zoning
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement Request: **Request by Applicant for postponement to January 18, 2022**

4. **Zoning:** [C14-2021-0151 - AR - JR .85; District 5](#)
 Location: 11501 Menchaca Road, Slaughter Creek Watershed
 Owner/Applicant: AR & JR Real Estate Holdings (Charles Norris)
 Agent: Bennett Consulting (Rodney Bennett)
 Request: I-SF-2 to CS
 Staff Rec.: **Recommendation of GR-CO**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
5. **Rezoning:** [C14-2021-0161 - West William Cannon Housing; District 5](#)
 Location: 3101 West William Cannon Drive, Williamson Creek Watershed - Barton Springs Zone
 Owner/Applicant: Jubilee Christian Center (Jimmy R. Seal)
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
 Request: LO-CO to MF-4
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
6. **Rezoning:** [C814-90-0003.21 - Harris Branch PUD Amendment 21; District 1](#)
 Location: US Highway 290 and Harris Branch Parkway, Gilleland, Harris Branch, and Decker Creek Watersheds
 Owner/Applicant: Austin HB Residential Properties, Ltd.
 Agent: Coats Rose PC (John M. Joseph)
 Request: PUD to PUD, to modify a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
7. **Rezoning:** [C814-96-0003.18 - Pioneer Crossing PUD Amendment #18; District 1](#)
 Location: 3124 East Parmer Lane, Harris Branch Watershed
 Owner/Applicant: RH Pioneer North, LLC (Annie Atkinson)
 Agent: LJA Engineering Inc. (T. Walter Hoysa)
 Request: PUD to PUD, to change a condition of zoning
 Staff Rec.: **Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Request for Indefinite Postponement by Staff**

8. **Site Plan - EV variance:** [SP-2021-0072C - Park 183 Buildings 6 & 7; District 2](#)
Location: 4800 Distribution Drive and 7900 Industrial Way, Onion Creek Watershed
Owner/Applicant: Park 183 Land LLC
Agent: LandDev Consulting (Nick Brown)
Request: Environmental variance to allow fill up to 17 feet. LDC 25-8-342
Staff Rec.: **Recommended with conditions**
Staff: Tunde Daramola, 512-974-6316, babatunde.daramola@austintexas.gov
Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department
9. **Site Plan - Extension:** [SPC-2007-0497C\(XT3\) - The Offices at Ribelin Ranch - Phase 1; District 10](#)
Location: 7016 Ribelin Ranch Drive, Bull Creek Watershed
Owner/Applicant: Austin Baptist Church (Tom Stacy)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: The applicant is requesting a 10 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department
10. **Site Plan - Commission:** [SPC-2019-0394C - 620 Volvo; District 6](#)
Location: 10600 FM 620 North, Lake Travis Watershed
Owner/Applicant: Budget Leasing, Inc. (David Stein)
Agent: LandDev Consulting (Keith Parkan)
Request: The applicant is requesting to build an auto sales facility within the Moderate Intensity Zone of the RM 620 Hill Country Roadway Corridor.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department
11. **Final Plat:** [C8-2021-0090.0A - Maxwell Subdivision; District 3](#)
Location: 2114 Maxwell Lane, Carson Creek Watershed
Owner/Applicant: Real Holdings LLC (Lynn Yuan)
Agent: LOC Consultants Civil Division (Sergio Lozano-Sanchez, P.E.)
Request: Approval of a Final Plat consisting of 5 total lots on 0.59 acres, subject to conditions in the comment report.
Staff Rec.: **Disapproval for Reasons per Exhibit C**
Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services Department

12. **Site Plan - Extension:** [SP-2007-0549B\(XT3\) - Kallestad Laboratories, Inc. - PRA Site Plan; District 10](#)
 Location: 10010 FM 2222 Road, Bull Creek Watershed
 Owner/Applicant: Austin Baptist Church (Tom Stacy)
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
 Request: The applicant is requesting a 10 year extension to a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Development Services Department
13. **Final Plat from Approved Preliminary Plan:** [C8-2019-0112.1A - Twilight Gardens; District 8](#)
 Location: 8316 Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Twilight Estates LLC
 Agent: Perales Land Development LLC (Jerry Perales)
 Request: Approval of the final plat composed of 12 lots on 17.92 acres.
 Staff Rec.: **Approve with conditions per Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
14. **Preliminary Plan:** [C8-2020-0501 - Mountain Crest ; District 8](#)
 Location: 8722 W. Highway 71, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: LMC Sky Mountain, LLC (Ben Breunig)
 Agent: LJA Engineering Inc. (Reese Hurley, P.E)
 Request: Approval of the preliminary plan composed of 1 lot on 5.53 acres.
 Staff Rec.: **Approve with conditions per Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. (Sponsors: Chair Barrera-Ramirez and Vice-Chair Kiolbassa)

D. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

E. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee

Attorney: Steven Maddoux 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

(Chair Barrera-Ramirez, Vice-Chair Kiolbassa, Commissioner Denkler)

Comprehensive Plan Joint Committee
(Commissioners: Acosta, Bray and Smith)

Small Area Planning Joint Committee
(Commissioners: Acosta, King and Greenberg)

Onion Creek and Localized Flooding Working Group
(Commissioners: King, Denkler and Smith)

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

SPEAKER REGISTRATION

Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

<https://forms.office.com/Pages/ResponsePage.aspx?id=9hleXKumRUux0L5GCKmmf-rCcM0VJ45NoBmTPGEWfEdURjvJU0RZND3WE1TMEhHTFk1N1RBSDiCVi4u>



Participants are encouraged to register in advance of the meeting however, speaker registration will be available at the meeting by utilizing a mobile device to scan the above QR code which will be displayed in chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

COVID 19 PROTOCOLS & REQUIREMENTS

Participants are required to wear masks while on City property and should observe social distancing. Disposable masks will be provided to anyone who is not wearing proper face coverings. While the public is always welcome in chambers during the meeting, to allow for social distancing, participants are encouraged to only be in chambers during the item they are addressing. In between cases an announcement will be made to inform participants in the atrium that the next item is ready to be heard. Participants who have chosen to provide an e-mail address will also receive notification when the Commission is about 15 minutes away from taking up the item of interest.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

Zoning and Platting Commission

PUBLIC HEARING

Speakers Testimony Time Allocation

Speaker	Number	Time Allocated	Total Time Allocated
Applicant / Agent	1	6 min.	12 min. (w/ donated time; including 3 min. rebuttal)
Primary Speaker Opposed	1	6 min.	9 min. (w/ donated time)
All other Speakers	unlimited	3 min.	6 min. (w/ donated time)

All speakers are allowed three (3) minutes of donated time from a speaker present during the Public Hearing.

Future Meetings

September 21, 2021

October 5, 2021

October 19, 2021

November 2, 2021

November 16, 2021

December 7, 2021

December 21, 2021

Zoning and Platting Commission 2022 Meeting Schedule

Per City Code Title 2 § 2-1-43 (A), approved on November 2, 2021

Except as otherwise provided by commission action, the commission will meet per the adopted schedule.

Tues. January 4 2022 @ Austin City Hall, 6PM	Tues. July 5 2022@ Austin City Hall, 6PM
Tues. January 18 2022@ Austin City Hall, 6PM	Tues. July 19 2022@ Austin City Hall, 6PM
Tues. February 1 2022@ Austin City Hall, 6PM	Tues. August 2 2022@ Austin City Hall, 6PM
Tues. February 15 2022@ Austin City Hall, 6PM	Tues. August 16 2022@ Austin City Hall, 6PM
Tues. March 1 2022@ Austin City Hall, 6PM	Tues. September 6 2022@ Austin City Hall, 6PM
Tues. March 29 2022@ Austin City Hall, 6PM	Tues. September 20 2022@ Austin City Hall, 6PM
Tues. April 5 2022@ Austin City Hall, 6PM	Tues. October 4 2022@ Austin City Hall, 6PM
Tues. April 19 2022@ Austin City Hall, 6PM	Tues. October 18 2022@ Austin City Hall, 6PM
Tues. May 3 2022@ Austin City Hall, 6PM	Tues. November 1 2022@ Austin City Hall, 6PM
Tues. May 17 2022@ Austin City Hall, 6PM	Tues. November 15 2022@ Austin City Hall, 6PM
Tues. June 7 2022@ Austin City Hall, 6PM	Tues. December 6 2022@ Austin City Hall, 6PM
Tues. June 21 2022@ Austin City Hall, 6PM	Tues. December 20 2022@ Austin City Hall, 6PM